

**PLANNED UNIT DEVELOPMENT PLAN DECISION CRITERIA**  
***Land Use Code 20.30D.150***

4/18/02

The City may approve or approve with modifications a Planned Unit Development Plan if C

- A. The Planned Unit Development accomplishes, by the use of permitted flexibility and variation in design, a development that is better than that resulting from traditional development. Net benefit to the City may be demonstrated by one or more of the following:
1. Placement, type, or reduced bulk of structures, or
  2. Interconnected usable open space, or
  3. Recreation facilities, or
  4. Other public facilities, or
  5. Conservation of natural features, or
  6. Aesthetic features and harmonious design, or
  7. Energy-efficient site design or building features; and
- B. The Planned Unit Development results in no greater burden on present and projected public utilities and services than would result from traditional development, and the Planned Unit Development will be served by adequate public facilities, including streets, fire protection, water, storm water control, and sanitary sewer; and
- C. The perimeter of the Planned Unit Development is compatible with the existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes but is not limited to size, scale, mass, and architectural design; and
- D. Landscaping within and along the perimeter of the Planned Unit Development is superior to that required by this code (Section 20.20.520) and enhances the visual compatibility of the development with the surrounding neighborhood; and
- E. At least one major circulation point is functionally connected to a public right-of-way; and
- F. Open space within the Planned Unit Development is an integrated part of the project rather than an isolated element of the project; and
- G. Undeveloped land surrounding the Planned Unit Development can be developed in coordination with the Development, and the Development is compatible with existing adjacent development; and

- H. The Planned Unit Development is harmonious and appropriate in design, character, and appearance with the existing or intended character of development in the immediate vicinity of the subject property and with the physical characteristics of the subject property; and
- I. That part of the Planned Unit Development in a Transition Area meets the Transition Area requirements (Part 20.25B) or the criteria of Paragraph 20.25B.040.B, and
- J. Roads and streets, whether public or private, within and contiguous to the site comply with Transportation Department guidelines for construction of streets, and
- K. Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project, and
- L. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, open space, recreation space, landscaping, and utility area necessary for creating and sustaining a desirable and stable environment, and
- M. The Planned Unit Development is in accord with the *Comprehensive Plan*.